143.0	0009	0002.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 816,100 / 816,100
					USE VALUE: 816,100 / 816,100
					ASSESSED: 816,100 / 816,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAKACH EDWARD/ETAL
Owner 2:	REISMAN TAMMY
Owner 3:	
Street 1:	105 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5011.000	359,800		456,300	816,100
Total Card	0.115	359,800		456,300	816,100
Total Parcel	0.115	359,800		456,300	816,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.47 | /Parcel: 520.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93311

GIS Ref

GIS Ref

Insp Date 03/14/09

!11160!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0009-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	359,800	0	5,011.	456,300	816,100		Year end	12/23/2021
2021	101	FV	349,300	0	5,011.	456,300	805,600		Year End Roll	12/10/2020
2020	101	FV	349,300	0	5,011.	456,300	805,600	805,600	Year End Roll	12/18/2019
2019	101	FV	265,000	0	5,011.	427,700	692,700	692,700	Year End Roll	1/3/2019
2018	101	FV	265,000	0	5,011.	353,600	618,600	618,600	Year End Roll	12/20/2017
2017	101	FV	265,000	0	5,011.	325,100	590,100	590,100	Year End Roll	1/3/2017
2016	101	FV	265,000	0	5,011.	296,600	561,600	561,600	Year End	1/4/2016
2015	101	FV	250,400	0	5,011.	290,900	541,300	541,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:01:23

LAST REV

Date	Time
10/19/16	11:53:39
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11160

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHICK WALTER F/	26429-596		6/24/1996		233,000	No	No	Y	

USER DEFINED

Prior Id # 1:	93311
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2015	1307	Porch	18,445		9/10/2015			Decking and railin
7/30/2015	1034	New Wind	2,900		7/30/2015			4 replacement wind
9/22/2014	1230	New Wind	7,000		9/22/2014			One entry door rep
7/26/2011	752	Porch	8,280					FRONT PORCH REPAIR
4/12/2004	246	Re-Roof	3,000					
3/13/2003	159	Addition	10,520					
10/18/2000	854	Porch	20,000	C				REBUILD/ENCLOSE RE
8/16/2000	660	Demoliti	3,500	O				DEMO GARAGE
7/20/1998	489	Wood Dec	2,000					10X16 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
3/14/2009	Inspected	372	PATRIOT
2/3/2009	Measured	336	PATRIOT
11/11/1999	Meas/Inspect	264	PATRIOT
7/25/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5011		Sq. Ft.	Site		0	80.	1.14	9									456,266						456,300	

Total AC/HA:	0.11504	Total SF/SM:	5011	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,266	Spl Credit		Total:	456,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31964278
Const Adj.:	0.98980200
Adj $ / SQ:	176.335
Other Features:	83000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441994
Depreciation:	82211
Depreciated Total:	359783

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

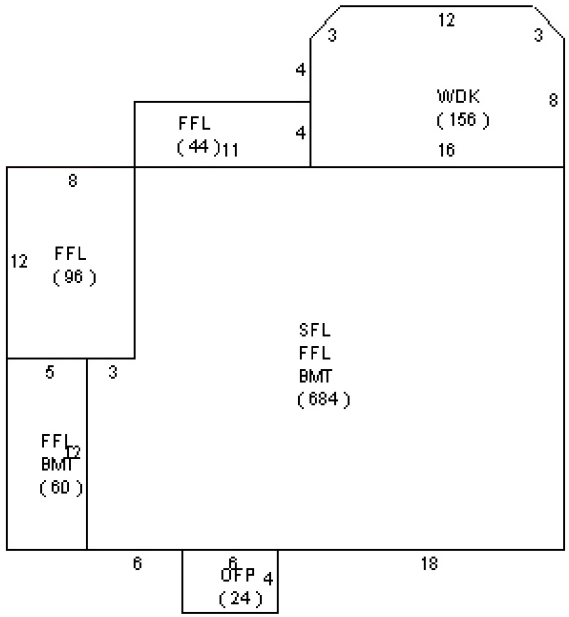
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	193.97
Special Features:	0	Val/Su Net:	144.38
Final Total:	359800	Val/Su SzAd	229.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	884	176.330	155,880
BMT	Basement	744	52.900	39,358
SFL	Second Floor	684	176.330	120,613
WDK	Deck	156	12.280	1,916
OFP	Open Porch	24	43.550	1,045

Net Sketched Area:	2,492			Total:	318,812
Size Ad	1568	Gross Area	2492	FinArea	1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2002	0.00	T	13.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

143.0-0009-0002.0

IMAGE

AssessPro Patriot Properties, Inc